

COUNTY OF YORK

MEMORANDUM

DATE: April 24, 2001 (BOS Mtg. 5/1/01)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: Application No. YVA-6-01, Howard and Marion Clayton

ISSUE

This application requests authorization, pursuant to Section 24.1-327(b)(2) of the York County Zoning Ordinance, to construct a single-family detached home on a 0.19-acre parcel located at 115 Smith Street and further identified as Assessor's Parcel No. 18A-(1)-66A.

DESCRIPTION

- Property Owner: Howard and Marion Clayton
- Location: 115 Smith Street
- Area: 0.19-acre
- Frontage: 70 feet
- Utilities: Public water and sewer are available
- Topography: Flat
- 2015 Land Use Map Designation: Yorktown
- Zoning Classification: YVA – Yorktown Village Activity
- Existing Development: None
- Surrounding Development:
 - North: Single-family detached home (across Smith Street)
 - East: Accessory building to single-family detached home located at 706 Main Street
 - South: Single-family detached home
 - West: Accessory building to single-family detached home located at 221 Nelson Street and vacant parcel (across Smith Street)
- Proposed Development: Single-family detached home

CONSIDERATIONS/CONCLUSIONS

1. On December 1, 1999, the Board of Supervisors amended the York County Zoning Ordinance to require Board approval for any new or enlarged single-family detached homes in the YVA (Yorktown Village Activity) zoning district. Further guidance is provided by Section 24.1-327(b)(5) of the Zoning Ordinance, which specifies that construction of new single-family detached dwellings in the district may be approved by the Board provided that the proposed location is not within one of the areas specifically designated for commercial development by the adopted Yorktown Master Plan (which the subject parcel is not) and that the following dimensional standards (or such other standards as the Board deems necessary and appropriate) be observed:

• Front Yard	Twenty-five feet (25')
• Side Yard	Ten feet (10'), five feet (5') for accessory buildings
• Rear Yard	Twenty feet (20'), five feet (5') for accessory buildings
• Building Height	Thirty-five feet (35'), unless a lower height is deemed necessary by the Board to ensure compatibility with the character of the surrounding area

The purpose of these amendments was to “provide an opportunity for review as to compatibility of size, scale and character of new or enlarged single-family detached dwellings” in Yorktown. It was intended as an “‘interim’ measure of character protection during the more lengthy and involved process of considering and establishing the Historic District and architectural review process.”¹

2. The applicants wish to build a single-family detached home on a vacant lot located at 115 Smith Street in the Yorktown village. According to building plans submitted by the applicants, the area of the proposed home is 2,332 square feet, including a 528-square foot attached garage. The building height of the one-story structure is approximately twenty-four feet (24'). The house, including the garage, will occupy 27.6% of the lot, slightly more than the 25% recommended by the draft Yorktown Design Guidelines. The garage itself represents 22.6% of the total building footprint, which is consistent with the 25% maximum recommended by the draft Guidelines.
3. The proposed home meets the building setback and height requirements noted above. Adjacent homes located at 111 and 119 Smith Street are a one-and-a-half-story structure containing 2,562 square feet of floor area and a two-story structure containing 3,241 square feet of floor area respectively. Although the proposed home is smaller than either of the neighboring homes on Smith Street, the lot is much smaller, so lot coverage is actually slightly greater. Estimated lot coverage is 19.7% at 111 Smith Street and 22.2% at 119 Smith Street.
4. Section 24.1-327(g) of the Zoning Ordinance requires as part of a YVA application the submittal of “elevations or architectural renderings as well as descriptions of materials or colors to be used in the proposed development.” The intent of this requirement is to ensure architectural compatibility of any new development with existing development in Yorktown. According to the information supplied by the applicant, the proposed house will have vinyl siding, which would be specifically prohibited under the draft design guidelines if adopted by the Board as currently written. The guidelines would establish brick, wood clapboard siding, and (on a case-by-case basis) composite or other synthetic wood products or substitutes as the appropriate wall materials in this section of the Yorktown

¹ Memorandum from Daniel M. Stuck, County Administrator, to York County Board of Supervisors dated November 16, 2000

Village (designated as part of the Historic Core in the draft Guidelines). For this reason, staff originally recommended a condition to prohibit the use of vinyl siding on the proposed home. Since then, however, the applicant has provided a sample of the vinyl siding to be used, which, in staff's opinion, is aesthetically superior to typical vinyl siding and is much more consistent with the character of siding materials used on homes immediately surrounding the proposed structure and elsewhere in Yorktown. Manufactured by Revere, this Berkshire™ Beaded Premium Vinyl Siding has an exposure width of 6.3" (wider than most vinyl siding) with a nominal thickness of 0.046 inches. It is available in white and a variety of neutral colors, in accordance with the draft Guidelines. This style of siding, according to the advertising materials, is designed to "recreate the old-world charm of Colonial siding" and to bring "authentic 17th century craftsmanship to modern times." Viewed from the street, this siding is virtually indistinguishable from wood clapboard, and staff has included a condition in the approving resolution to permit the use of this product or an equivalent style of vinyl siding.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission considered this application at its regular meeting on April 11. The Commission conducted a public hearing at which the applicant, Mrs. Clayton, spoke on behalf of the application. She requested that the proposed prohibition on vinyl siding be deleted, and she demonstrated a sample of the vinyl siding she proposes to use. In addition, two residents of Yorktown spoke in support of the application. After much discussion about siding materials and the intent of the draft Historic District Design Guidelines, the Commission voted (6:1, Simasek dissenting) to recommend approval of the application with no prohibition on vinyl siding, provided that the siding sample provided by the applicant, or an equivalent style of siding, be used.

COUNTY ADMINISTRATOR RECOMMENDATION

I am of the opinion that the proposed home would not be out of scale, size, or character with surrounding development or other development in Yorktown. Therefore, based on the considerations and conclusions noted above, I recommend that the Board approve this application subject to the conditions set forth in proposed Resolution No. R01-85.

In view of the Planning Commission discussion and action and the new information supplied by the applicant, the Board and Commission may wish to consider the issue of vinyl siding as they review the draft Yorktown Design Guidelines in the months ahead. In my opinion there may be an opportunity for greater flexibility with regard to permissible wall materials than is currently provided.

Carter/3337

Attachments

- Excerpts of Planning Commission minutes, May 1, 2001
- Zoning Map
- Vicinity Map
- Building Location Plan
- Floor Plan
- Building Elevations
- Proposed Resolution No. R01-85